

1 BILL NO. R-85-03- 43

2 DECLARATORY RESOLUTION NO. R- 42-85

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 March 12, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11                   Lot 11, Engle Ridge North;  
12 said property more commonly known as 4110 Engleton Drive, Fort  
13 Wayne, Indiana;

14 WHEREAS, it appears that said petition should be pro-  
15 cessed to final determination in accordance with the provisions  
16 of said Division 6.

17                   NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
18 OF THE CITY OF FORT WAYNE, INDIANA:

19                   SECTION 1. That, subject to the requirements of Section  
20 4, below, the property hereinabove described is hereby designated  
21 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
22 12.1. Said designation shall begin upon the effective date of  
23 the Confirming Resolution referred to in Section 3 of this Resolu-  
24 tion and shall continue for one (1) year thereafter. Said desig-  
25 nation shall terminate at the end of that one-year period.

26                   SECTION 2. That upon adoption of this Resolution:

- 27                   (a) Said Resolution shall be filed with the Allen  
28                   County Assessor;  
29                   (b) Said Resolution shall be referred to the Committee  
30                   on Finance and shall also be referred to the De-  
31                   partment of Economic Development requesting a re-  
32                   commendation from said department concerning the

advisability of designating the above designated area an "Economic Revitalization Area";

- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
  - (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

 /  
Bob Lunn  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.,E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
<u>TOTAL VOTES</u>	<u>9</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BRADBURY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 3-26-85

Sandra E. Kennedy

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-42-85  
on the 26th day of March, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. J. Dink  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 27th day of March, 1985,  
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of March,  
1985, at the hour of 11:30 o'clock A.M., E.S.T.

Win Moses Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Sam W. Fletcher
2. Owner(s) Engle Ridge Corp.
3. Address of Owner(s) 6127 Stoney Creek Drive  
Fort Wayne, Indiana 46825
4. Telephone Number of Owner(s) ( ) 484-0711
5. Relationship of Applicant to Owner(s) if any Partly the Same
6. Address of Applicant 6127 Stoney Creek Drive  
Fort Wayne, Indiana 46825
7. Telephone number of Applicant ( ) 484-0711
8. Address of Property Seeking Designation 4110 Engleton Drive
9. Legal Description of Property Proposed for Designation (may be attached) Lot 11, Engle Ridge North
10. Township Wayne #94-4582-0011
11. Taxing District City of Fort Wayne

12. Current Zoning M-2

13. Variance Granted (if any) No

14. Current Use of Property

a. How is property presently used? Vacant

\_\_\_\_\_

b. What Structure(s) (if any) are on the property? \_\_\_\_\_

\_\_\_\_\_

b. What is the condition of this structure/these structures? \_\_\_\_\_

\_\_\_\_\_

15. Current Assessed Value of Real Estate \_\_\_\_\_

a. Land \$2,800.00

b. Improvements \$0.00

16. Amount of Total Property Taxes Owed During the Immediate Past Year

\$213.02

17. Description of Proposed Improvements to the Real Estate A multi-occupancy industrial building, containing 10,000 sq. ft. expandable to 30,000 sq. ft. total.

\_\_\_\_\_

\_\_\_\_\_

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?  
immediately upon receipt of permits

b. When is completion expected? June 1, 1985

19. Cost of Project (not including land costs) \$192,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? Using the count from the previous building, we estimate 20 jobs will be created.

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? Manufacturing and service positions.

c. Anticipated time frame for reaching employment level stated above?

One Year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) No

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The property has been zoned and improved for

over (5) five years. The South end of town has not kept pace with the North, as being desireable for industrial development.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The project will add to the industrial base. The companies attracted to this type of development are generally new to the area and are expanding.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

- ## 25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?      YES      X      NO

- ## 26. Financing on Project

What is the status of financing connected with this project?

We have obtained the financing.

I hereby certify that the information and representation on this Application are true and complete.

Sam W. Fletcher

Sam W. Fletcher  
Signature(s) of Owners  
Engle Ridge Corp.

3/7/85

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

\_\_\_\_\_

Date Application Forwarded to Law Dept.:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing:

\_\_\_\_\_

Date of Building Permit:

\_\_\_\_\_

Approved or Denied? Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_

BILL NO. R-85-03-43

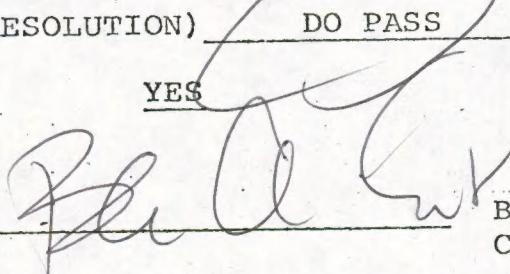
REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (ORDINANCE) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1  
(4110 Engleton Drive - Sam W. Fletcher)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)  
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

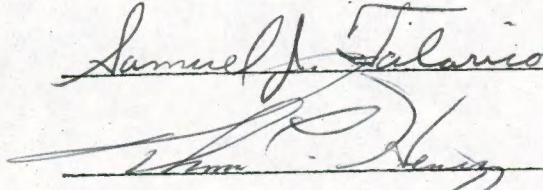
YES

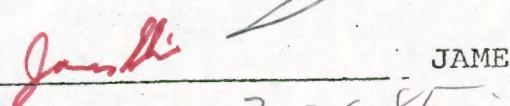
NO

  
BEN A. EISBART  
CHAIRMAN

JANET G. BRADBURY  
VICE CHAIRWOMAN

SAMUEL J. TALARICO

  
THOMAS C. HENRY

  
JAMES S. STIER

CONCURRED IN

3-26-85

SANDRA E. KENNEDY  
CITY CLERK

Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q - 85-03-43DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (4110 Engleton Drive -

Sam W. Fletcher)

EFFECT OF PASSAGE A multi-occupancy industrial building, containing 10,000 sq. ft., expandable to 30,000 sq. ft. total, will be constructed on a lot that is presently vacant. Twenty (20) new jobs will be created.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$192,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_